

4.10 Public Services

4.10.1 Existing Conditions

4.10.1.1 Regulatory Setting

A. City of Calexico General Plan

The City of Calexico General Plan contains goals, objectives, and policies that are intended to guide land use and development decisions in the future.

Facilities and Services Development

Policy 1a: Establish funding mechanisms to fund the construction or expansion of public services and facilities necessitated by new development. The City should adopt appropriate ordinance(s) that implement impact fees and/or exactions on developers to fund the construction of public facilities caused by the new development. The ordinance should delineate methods for fee calculation to allow developers to know in advance their expected fee.

Libraries

Policy 7b: The City should pursue the feasibility of a development impact fee to be assessed on new development to pay for the growing need for library services caused by new development.

Police Protection

Policy 9b: Require new development projects to pay fees proportional to their demand for police services.

Fire Protection

Policy 10b: Require new development projects to pay fees proportional to their demand for fire services.

B. City of Calexico Service Area Plan (May 2006)

The City of Calexico has established criteria that must be met to ensure that adequate fire protection, law enforcement, and library and cultural arts facilities, among other services and utilities, are provided. The Service Area Plan (SAP) also provides mitigation recommendations to achieve these goals.

Fire Facilities

Mitigation Recommendation 6j: The City shall enforce Calexico City Ordinance No. 1036 which imposes development impact fees prior to the issuance of building permits for new development where the City has discretionary authority to ensure that new development pays its "fair share" of expanded or new fire

protection facilities and services. All fees collected and any interest accrued pursuant to Ordinance No. 1036 shall be used by the City for the purpose of supplying capital facilities and equipment, including station construction, station expansion, and fire apparatus.

Law Enforcement Facilities

Mitigation Recommendation 7a: The City shall enforce Calexico City Ordinance No. 1036 which imposes development impact fees prior to the issuance of building permits for new development where the City has discretionary authority to ensure that new development pays its "fair share" of expanded or new police protection facilities and services. All fees collected and any interest accrued pursuant to Ordinance No. 1036 shall be used by the City for the purpose of supplying capital facilities and equipment, including station construction, station expansion, and police vehicles and police apparatus.

Library and Cultural Arts Facilities

Mitigation Recommendation 8a: The City shall require new development to pay mitigation fees, as allowed by law, to fund the expansion of library facilities and services relative to each development's impact thereon, as a condition of project approval.

C. City of Calexico Impact Fee Ordinance

The City currently finances the upgrade and expansion of public facilities through grants, impact fees, and other funding sources. Impact fees for public facilities were authorized by the Ordinance No. 1036 of the City of Calexico's Municipal Code Chapter 3.32 (adopted by City Council on September 19, 2006). Ordinance No. 1036 authorizes impact fees for police, fire, library, parks, transportation, and water and sewer facilities.

4.10.1.2 Police Services

Law enforcement services for the City are provided by the City of Calexico Police Department. The Department currently has a station located at 420 East 5th Street and three substations; one in the downtown area, one at Nosotros Park, and one on Andale Avenue and Camilia Street (pers. comm., Lieutenant Jesus J. Serrano, May 8, 2007). According to the SAP, the following personnel and equipment are provided by the City of Calexico Police Department for the citizens of the city (City of Calexico, 2006):

- 43 Sworn Officers
- Equipment
 - 24 Marked Patrol units
 - 2 Motorcycle units
 - 12 Unmarked units
 - 2 Cushman (three wheeled motorcycle for traffic control)
 - 1 Mule (four wheeled motorcycle for traffic control)
 - 4 Police Bicycles

Currently, the Department has an average response time of five to six minutes to the project site (pers. comm., Lieutenant Jesus Serrano, May 17, 2007). The Citywide performance standard is currently three to four minutes (pers. comm., Lieutenant Jesus Serrano, May 17, 2007).

The City of Calexico is divided into a four beat system. Based on the SAP, the performance standard for officer to population ratio for the city of Calexico is 1.5 officers per 1,000 residents minimum, with a target of 2.0 officers per 1,000 residents (City of Calexico, 2006). Currently the Department is functioning at a ratio of approximately 1.3 officers per 1,000 residents (pers. comm., Lieutenant Jesus Serrano, May 8, 2007), which is below the performance standard minimum.

As discussed in the SAP, the city has plans to include a 2,000 square foot police substation in a proposed 6,500 square foot new fire station (City of Calexico, 2006).

4.10.1.3 Fire Services

Fire protection services for the City are provided by the City of Calexico Fire Department. The City currently maintains two fire stations: a main station and substation. The main station (Station 1) is located at 430 East Fifth Street, approximately four miles to the southeast of the project site, and serves the area east of the railroad, including the proposed project site. The substation (Station 2) is located at 900 Grant Street, approximately six miles to the southwest of the project site. A third fire facility is planned at Meadows Road and Cole Road, approximately 1.25 miles to the southeast of the project site. This planned facility would improve fire response times to the northeast commercial and residential areas of the City and would house one new engine; an additional ambulance would be required (City of Calexico, 2006). There is a potential that the proposed new fire station will include a 2,000 square foot police substation inside (City of Calexico, 2006).

As of May 2006, the Calexico Fire Department is staffed with 30 personnel. Station 1 has seven fire fighters on duty at all times, and an additional two day persons. Station 2 has three fire fighters on duty at all times. The average response time from Station 1 to the project site is approximately seven minutes or greater with a minimum response time of 6 minutes 35 seconds and a maximum response time of 8 minutes and 21 seconds. The average response time from Station 2 is approximately eight minutes with a minimum response time of 7 minutes 9 seconds and a maximum response time of 9 minutes and 5 seconds (Pers. Comm., Peter F. Mercado, July 3, 2007). Station 1, houses one fire apparatus (three personnel) and two rescue ambulances (four personnel); and, Station 2 houses one fire apparatus (three personnel).

The Calexico Fire Department is a member of the Imperial Valley Firefighters Strike Force, which responds to fire emergencies throughout California. The Calexico Fire Department is also a member of the Imperial Valley Hazardous Materials Response Team and is available to respond to hazardous materials emergencies throughout the Imperial County. The Calexico Fire Department also has a fire prevention bureau headed by the inspector and administers inspections, occupancy permits, and various safety programs. The Fire Department presently belongs to Imperial Valley Emergency Communications Authority (IVECA) and Radio Community Server (RCS), which have integrated communications in the Imperial Valley and San Diego County (City of Calexico, 2006).

According to the SAP, there is a shortfall of 26 firefighters per national standards, based on the ratio of 1 firefighter per 1,000 population. However, the adopted SAP recommends relocation of station 2 and construction of three new stations that will be needed to service the City through the year 2025.

4.10.1.4 *Schools*

The public schools in the City are operated by the Calexico Unified School District (CUSD). CUSD currently has nearly 9,500 students in six elementary schools, one high school, one continuation high school, two junior high schools, and one adult education center. There are 500 certificated personnel and 400 staff employed by CUSD (City of Calexico, 2005). Approximately 23 percent of the students in the system are the children of migrant workers (City of Calexico, 2005). Schools receive money from the government for each school day that a child attends classes.

According to the City of Calexico General Plan, the CUSD has had to cope with tremendous growth and has had issues of overcrowding. In addition, the CUSD expects to see significant growth in student population; enrollment is predicted to double in the next ten years. Based on this amount of growth, the district expects to need an additional 9 to 12 new schools in the next 10 to 12 years. In March 2004, the voters of the city approved Measure J, which provided the CUSD with a \$30 million general obligation bond for the remodeling of existing schools and the construction of new ones. Currently there are plans to renovate the Calexico High School build Caesar Chavez Elementary School (new), and possibly construct a new junior high school (City of Calexico, 2005).

In addition to the schools provided by the CUSD, there are three private academic institutions within the city. These include Our Lady of Guadalupe School (K-8), Vincent Memorial High School (9-12), and Calexico Adventist Mission School (K-12). Also located in Calexico is the Imperial Valley branch of San Diego State University. The campus serves over 900 upper-division students. The eight-acre campus is located near Calexico City Hall and includes a 110,000 volume library, a computer lab, the John Steppling Art Gallery, and numerous other facility buildings.

The closest public schools to the proposed project site are Kennedy Gardens Elementary School (K-6), William Moreno Junior High (7-9) and Calexico High School. Kennedy Gardens Elementary School and William Moreno Junior are located approximately one mile southwest and one-half mile to the southwest of the proposed project site, respectively. Calexico High School is located approximately two miles to the southeast of the project site.

4.10.1.5 *Parks and Recreation Facilities*

The City currently has 84.08 acres of dedicated public parkland (City of Calexico, 2006). According to the City of Calexico General Plan, the city has numerous smaller parks that would not classify as either a Neighborhood or Community Park (City of Calexico, 2005). The City has voiced its need for a central community park to serve as a focal point of the city and provide various recreational facilities such as a swimming pool, soccer fields, and a recreation center.

There are 15 schools within the CUSD, which could provide for recreational opportunities during after-school hours and on weekends through joint use agreements with the City. Currently, the Calexico High School and DeAnza Junior High School are already sharing facilities with the City of Calexico.

According to the SAP, the performance standard is 3.0 acres of park and recreation facilities per 1,000 population. In 2007 there should have been a minimum of 112.66 acres. Based on the existing acreage of 84.08 acres, there is a current deficiency of 28.58 acres of park and recreation facilities in the City of Calexico. However, the City is seeking cooperation with the CUSD to develop a joint use recreation plan to utilize more school grounds as park facilities during the after-school hours and on weekends (City of Calexico, 2006). In addition, the City will continue to require the development of parkland through either the payment of future development impact fees or through parkland donations/improvements as part of the development approval process (City of Calexico, 2006).

4.10.1.6 Libraries

The City of Calexico is currently served by two libraries. The main library is Camarena Memorial Library (12,000 SF), located at 850 Encinas Avenue. The second library is a branch located at 1202 Klope Avenue within William Moreno Junior High School (3,000 SF), which operates with very limited hours and has experienced recent reductions in space allocated to library services due to school growth. The current library collection includes 70,000 items. The current staff includes five full-time staff, six part-time staff. The university library of the Imperial Valley Campus of San Diego State University is also located within the City of Calexico.

The performance standard for library facilities for the City of Calexico is 0.55 SF of library facilities per resident. As such, with a current population of 37,522 residents the existing demand for library facilities is 20,654 square feet, which represents a 4,744 SF of shortfall of library facilities within the City (City of Calexico, 2006). According to the SAP, the Library Board recognizes the need to expand the main library by doubling its square footage and to possibly build other branch libraries. Additional library services opportunities are available in the City of Calexico through a shared service agreement/joint use agreements with other libraries such as the San Diego State University, Imperial Valley campus.

4.10.1.7 Administrative Facilities

Calexico City Hall is located at 608 Heber Avenue. The existing administrative facilities consist of a total of 17,474 SF with 14,519 SF of underground parking. The City Manager, City Clerk, Finance, Planning, Engineering, Housing and Redevelopment, Public Works, and Building departments all occupy City Hall. The City Yard/Shop provides a location to store department vehicles used for maintenance and operations of the City. This Public Facilities Department structure includes 89,670 SF. The Community Services Yard/Office houses Community Facilities Director and miscellaneous tools and vehicles that contribute to the operations of City infrastructure.

According to the SPA, the performance standard for administrative facilities is 536 SF per 1,000 population. With a Year 2007 population of 37,552, the standard for administrative facilities is 20,128 SF. Based on the SPA, the existing administrative facilities are adequate to serve the existing population.

4.10.2 Impact Thresholds

For purposes of this EIR, a significant Public Services impact would occur if implementation of the proposed project would:

- *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:*
 1. *Fire Protection;*
 2. *Police Protection;*
 3. *Schools;*
 4. *Parks; and,*
 5. *Other public facilities.*

4.10.3 Impact Analysis

The City currently finances the upgrade and expansion of public services through grants, impact fees, and other funding sources. Impact fees for public services were authorized by the Ordinance No. 1036 of the City of Calexico's Municipal Code (adopted by City Council on September 19, 2006). In addition, as part of the Casino project the City of Calexico and the Manzanita Tribe have an existing Memorandum of Understanding (MOU) that requires the Tribe to pay the required development fees for all public services.

4.10.3.1 Police Protection

As discussed above, the City of Calexico Police Department is currently operating under the minimum ratio performance standard for number of staff per residents. The proposed project is the development of commercial highway uses and a Casino Resort Complex, and is not anticipated to increase the number of residents in the area. However, the proposed project will result in increased traffic and attract people to the area, which will potentially increase the number of calls for assistance. According to the City's Police Department, this will strain the current manpower and create longer response times, which will place the public's protection in jeopardy (pers. comm., Lieutenant Jesus Serrano, May 8, 2007). Due to the existing deficiencies of the City of Calexico Police Department, the implementation of the proposed project will result in a significant impact to police protection services. However, with the implementation of Mitigation Measure PS1, which requires the project applicant to pay development impact fees to the City in accordance with Ordinance No. 1036 of the City of Calexico's Municipal Code, would reduce this impact to a level less than significant. Thus, any costs to the City from needed expansions or additions to the City's police protection service brought about by the proposed project would be mitigated by this fee. In addition, as part of the development of the Casino facility portion of the proposed project, a joint police and fire station for the City is proposed to be constructed within the project site, pursuant to the Memorandum of Understanding that currently exists with the Tribe and the City, which is described as Mitigation Measure PS2. Therefore, with the implementation of Mitigation Measure PS1 and PS2, the impact to police protection services will be reduced to a level less than significant.

4.10.3.2 *Fire Protection*

The proposed project is expected to increase the demand for fire protection by increasing the number of calls for service. Although the extent of any such increase is unknown at this time, the proposed project can be expected to attract residents of the City as well as the surrounding area, including Mexicali. As discussed above, a new fire station is planned to be developed in the northern part of the City at Meadows Road and Cole Road (City of Calexico, 2006). This planned facility would improve fire response time to the project site.

Based in a letter received from the City of Calexico Fire Department (July 3, 2007), the proposed project would require a new fire facility, new fire truck, and new rescue ambulance. The staffing required for each apparatus would amount to six per day (18 total personnel). The added service requirement would also require the addition of a Battalion Chief to assist in scene management and administrative support. Therefore, a significant impact to fire protection services is identified with the implementation of the proposed project. However, with the implementation of Mitigation Measure PS1, which requires the project applicant to pay development impact fees to the City in accordance with Ordinance No. 1036 of the City of Calexico's Municipal Code, which would reduce this impact to a level less than significant. Thus, any costs to the City from needed expansions or additions to the City's fire protection services brought about by the proposed project would be mitigated by this fee. In addition, as part of the development of the Casino facility portion of the proposed project, a joint police and fire station for the City is proposed to be constructed within the project site, pursuant to the Memorandum of Understanding that currently exists with the Tribe and the City, which is described as Mitigation Measure PS2. Therefore, with the implementation of Mitigation Measure PS1 and PS2, the impact to fire protection services will be reduced to a level less than significant.

4.10.3.3 *Schools*

Student generating uses are typically associated with residential uses, such as single-family and multi-family residences. The proposed project is the development commercial uses that are not anticipated to cause population growth, which would result in an increased demand for school services. Nevertheless, as required by the City of Calexico's Municipal Code and for the development of the Casino, the project applicant is required to pay impact fees to schools pursuant to SB 50 (Government Code § 65995). In addition, pursuant to the Memorandum of Understanding that exists between the Tribe and the City of Calexico, Tribe is required to pay impact fees for school services as specified in the Memorandum of Understanding. The payment of these fees is included below as Mitigation Measure PS3. Therefore, with the implementation of Mitigation Measure PS3 and compliance with the existing MOU for the Casino project, any impacts to the school system will be reduced to a level less than significant.

4.10.3.4 *Parks and Recreation Facilities*

As discussed above, there is a current deficiency of 28.58 acres of park and recreation facilities in the City of Calexico. Since the proposed project includes commercial entertainment facilities (i.e., casino) and does not include any residential development, the impact on park and recreation facilities attributable to the project is considered less than significant. Therefore, a less than significant impact is identified for this issue area.

4.10.3.5 Libraries

Impacts to libraries are typically related to residential population increases. As previously discussed the proposed uses are not residential; and therefore, are not expected to substantially increase the demand on City library facilities. There is a potential that the use of the City library could increase as a result of project-related employees and hotel guests. However, any use would likely be small, and therefore, would not significantly impact library services.

For commercial development, such as the proposed project, the City imposes an impact fee for the maintenance and expansion of public facilities, including libraries. Therefore, as a condition of approval for the proposed project, prior to project construction, the project applicant shall pay development impact fees in accordance to Ordinance No. 1036 of the City of Calexico's Municipal Code. With the payment of impact fees, any impacts to libraries will be mitigated to less than significant.

4.10.3.6 Administrative Facilities

As discussed above, the existing administrative facilities are adequate to serve the City of Calexico. Therefore, a less than significant impact is identified with the implementation of the proposed project. Nevertheless, the City requires all new development to pay an impact fee for public services, which includes administrative facilities. Therefore, as a condition of approval for the proposed project, prior to project construction, the project applicant shall pay development impact fees in accordance to Ordinance No. 1036 of the City of Calexico's Municipal Code. With the payment of impact fees, and impacts to administrative facilities will be mitigated to less than significant.

4.10.4 Significant Impacts

With the payment of impact fees in accordance with Ordinance No. 1036 of the City of Calexico's Municipal Code and the proposed construction of a joint use police and fire station onsite, potential project-related impacts to police protection and, fire protection is considered less than significant.

With the payment of impact fees pursuant to the SB 50 Government Code Section 65995 and the Memorandum of Understanding that exists between Tribe and the City of Calexico, the project's potential impact on school services is considered less than significant.

4.10.5 Mitigation Measures

- PS1** Prior to the issuance of any building permit, the project applicant shall pay the impact fees required for police and fire protection in accordance with City of Calexico Ordinance No. 1036.
- PS2** Pursuant to the Memorandum of Understanding that exists between the Manzanita Band of the Kumeyaay Nation and the City of Calexico, the Tribe is required to provide for the costs of the design and construction of a permanent police/fire station in an amount not to exceed \$3,000,000.00, with reimbursement from the City to be given to the Tribe, of any amount that exceeds the Tribes fair share contribution for the construction of this station. Construction of the police/fire station shall be commenced at a time that permits it to be fully operational on the

scheduled opening date of any temporary or permanent gaming facility to be located on the project site. The City shall equip and staff a new police/fire station on the site prior to the issuance of certificates of occupancy and/or the commencement of any operations on the project site.

- PS3** Prior to the issuance of a building permit, the developer shall pay impact fees for school services in the amount required by Government Code Section 65995, *et seq.* and the Tribe shall pay impact fees for school services pursuant to the Memorandum of Understanding that exists between the Tribe and the City of Calexico.

4.10.6 Conclusion

Upon implementation of Mitigation Measures PS1, PS2, and PS3 the impacts of the proposed project on police protection, fire protection and school services would be reduced to a level less than significant.

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